



State Significant Development

Lodgement Date: 10/06/2021

Project Name: Sydney Metro Crows Nest OSD Site C - Stage 2
Case ID: SSD-13852803

Proponent Details

Project Owner Info

Title	Mr
First Name	Dayle
Last name	Bennett
Role/Position	Planning Approval Officer
Phone	0407518175
Email	dayle.bennett@transport.nsw.gov.au
Address	Level 43, 680 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	Sydney Metro
ABN	12354063515

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mr	Dayle
Last Name	Phone
Bennett	0407518175
Email	Role/Position
dayle.bennett@transport.nsw.gov.au	Planning Approval Officer

Address

Level 43, 680 George Street

Sydney,
New South Wales
2000

AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Sydney Metro Crows Nest OSD Site C - Stage 2
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD24,012,859.00
Indicative Operation Jobs	190
Indicative Construction Jobs	180

Description of Development

The proposed OSD at Site C comprises a 7-storey commercial building above 2-storeys of the Crows Nest Station entry (approved under CSSI). The building consists of a total GFA of 3,100sqm, maximum height of RL 127m (with an additional 5m building services zone for rooftop plan and services), building entrance at ground level, bicycle parking and EoT at level 1, commercial offices on levels 2-8, accessible garden on level 9, associated building landscaping and signage zones.

Concept Development

Are you intending to submit a Concept Application?
Yes

Would this be for the initial Concept Application?
No


Concept Proposal ID
[SSD-9579](#)
Concept Proposal Name
Sydney Metro Crows Nest Over Station Development

Site Details

Site Information

Site Name	Crows Nest OSD Site C
Site Address (Street number and name)	14 Clarke Street, Crows Nest
Site Co-ordinates - Latitude	-33.825499
Site Co-ordinates - Longitude	151.2

Local Government Area

Local Government	District Name	Region Name	Primary Region
North Sydney	North District	Sydney	

Lot and DP
Lot 1 in DP1123850

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

☐ The Applicant owns all the land subject of the proposal

☒ The development is proposed to be undertaken by a public authority

☐ The development is set out in clause clause 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to [APP 1.7 Legal Obligations for Assessing SSD](#) and does not include development on land that is a state conservation area reserved under the [Lobbyist and Business Contacts](#)

☐ The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment.

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?
Schedule 1: SSD - General

Schedule 1: SSD - General

Clause 19 – Rail and related transport facilities

Permissibility of Proposal
Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))
Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

Attachments

File Name	U_Construction Management Assessment
File Name	GIS
File Name	M_Overshadow Diagrams
File Name	Q_View and Visual Impact Assessment
File Name	J_Traffic & Transport Assessment
File Name	I_Services Infrastructure Assessment
File Name	L_Wind Impact Assessment
File Name	T_Reflectivity Report
File Name	H_Stormwater Management and Flood Impact
File Name	K_Noise and Vibration Impact Assessment
File Name	R_CPTED
File Name	F_ESD Report
File Name	G_Waste Management Plan
File Name	S_Fire Management Report
File Name	D_Design Integrity Report
File Name	E_Conditions Schedule
File Name	N_Accessibility and BCA Statement
File Name	O_Structural Statement
File Name	P_Cost Summary Report
File Name	C_Design Report & Plans
File Name	

File Name	B_Site Survey
File Name	A_SEARs
File Name	CN Site C Stage 2 EIS
